

IN RE: PETITION FOR VARIANCE
NE/S Acton Road, 100 feet S
C/I Wilson Avenue
14th Election District
6th Councilmanic District
(3202 Acton Road)

Daniel M. and Linda J. Blevins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-140-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Daniel M. and Linda J. Blevins. The Petitioners are requesting variance relief for property located at 3202 Acton Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 16 feet 6 inches in lieu of the required 15 feet.

The property was posted with Notice of Hearing on November 13, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 16, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-

12506
B3

street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comment letter was received from the Office of Planning dated October 11, 2006 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Daniel M. and Linda J. Blevins, Petitioners. Bruce Shapiro, Esquire, represented the Petitioners. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.16 acres +/- zoned DR 5.5 and is improved by the Petitioner's single family dwelling and existing garage. See exhibit 1. The Petitioners indicated that they recently purchased a boat on a trailer which they would like to shield from the weather by storing it in a carport like structure. They have a permit for and have completed a new garage in the rear of the property next to the old garage as shown but the new boat on trailer is too high for the door of the new garage. Consequently they propose to raze the old garage and erect a semi-closed structure in its place. The front will be the only side of this new structure not enclosed.

FILED
JAN 12-5-06
PB

The Petitioners indicated that the boat on trailer is over 13 feet high and with clearance for the boat and prefabricated roof trusses, the peak of the new structure is 16 feet 6 inches high. They agreed to the conditions suggested by the Planning Office that the structure not become a dwelling or used commercially.

In support of the request, the Petitioner presented letters of support from affected neighbors except the Crumbakers who are out of town. In addition they provided photographs of the property with the new garage and existing garage on which an outline of the subject structure has been superimposed. Finally they described and presented photographs of similar structures in the neighborhood which exceed 15 feet in height.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Neither the existing garage nor the new garage will accommodate the boat on trailer. This is the kind of special circumstances which show the property unique from a zoning standpoint. The imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioners could not store the boat on trailer out of the weather.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The neighbors do not object and there are many similar structures in the community.

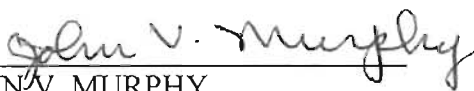
RECEIVED FOR FILING
JAN 12-5-06
P3

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 5th day of December, 2006 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 16 feet 6 inches in lieu of the required 15 feet is hereby GRANTED with the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. The Petitioner's accepted the condition of approval that they could not obtain a building permit until the public sewer line was operational at their property.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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12-5-06
PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 5, 2006

DANIEL M. AND LINDA J. BLEVINS
3202 ACTON ROAD
BALTIMORE MD 21234

Re: Petition for Variance
Case No. 07-140-A
Property: 3202 Acton Road

Dear Mr. and Mrs. Blevins:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Bruce Shapiro, Esquire, 15 West Aylesbury Road #700, Timonium MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3202 ACTON ROAD
which is presently zoned DR-G.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached letter

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 07-140-A

Legal Owner(s):

DANIEL M. BLEVINS

Name - Type or Print

Daniel M. Blevins

Signature

Linda J. Blevins

Name - Type or Print

Linda J. Blevins

Signature

3202 ACTON ROAD (410) 663-6504

Address

Telephone No.

BALTIMORE

MARYLAND

21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3202 ACTON ROAD
which is presently zoned DR-S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(garage) with a height of 400.3 to permit an accessory structure 16 ft. 6 in. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached letter

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DANIEL M. BLEVINS

Name - Type or Print

Daniel M. Blevins

Signature

Linda J. Blevins

Name - Type or Print

Linda J. Blevins

Signature

3202 ACTON ROAD (410)663-6504

Address

Telephone No.

BALTIMORE

MARYLAND

21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

Date

September 25, 2006

Baltimore County
Department of Permits and
Development Management
Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administration Variance for garage
3202 Acton Road
Baltimore, Maryland 21234

Dear Mr. Zoning Commissioner,

As the current homeowner of the above referenced address, we are requesting a variance from Section 400.3 of the Baltimore County Zoning Regulations to allow the approximate height of the additional portion of the current accessory structure (proposed garage) of 16'-6" in lieu of the permitted 15'-0". We currently have a building permit (#B641511) to construct the present accessory building (garage) with a height of 15'-0" as shown in the attached photos, along with a permit (#B641510) to raze the existing garage to accommodate the additional portion of the permitted accessory structure (garage). The additional portion of the garage will utilize the existing garage foundation and concrete slab.

The request for this variance is to accommodate the required door opening height of 13'-6" which will allow the storage of our recently purchased boat and trailer. The boat was purchased with electronics of which included a dome for the radar mounted on the hardtop. The distance from the top of the dome to the ground measures 13'-3" which allows only 3" of clearance for the door opening. I have purchased pre-fab trusses with 12 to 3 pitch, which is the flattest pitch allowed by building code which has a measured height of 3'-0". This will minimize the height of the accessory structure (proposed garage) to be approximately 16'-6" total height.

I have previously investigated the surrounding neighborhood for similar accessory structures. Attached are photos with a location map showing the accessory structure that have been constructed that do not meet the permitted zoning regulations per Section 400.3. Also, I have explained to the adjacent neighbors of my intent and attached a copy of the letter showing the adjacent neighbors not having any objections to the accessory structure.

#140

Therefore, we are requesting a variance of approximately 1'-6" which will keep in harmony with the surrounding neighborhood. If you should have any questions or need any additional information concerning this approval, please contact me at (410) 905-0778.

Sincerely,

A handwritten signature in black ink that reads "Daniel M. Blevins". The signature is written in a cursive style with a large, stylized 'D'.

Daniel M. Blevins
3202 Acton Road
Baltimore, Maryland 21234

ZONING DESCRIPTION

Zoning Description For 3202 Acton Road

Beginning at a point on the Southwest side of Acton Road, which is 30 feet wide at the distance of 100 ft. south the centerline of the nearest improved intersecting street Wilson Avenue, which is 30 ft. wide. Being Lots # 594 and 595, Section "B" in the subdivision of Glenhaven as recorded in Baltimore County Plat Book #07, Folio# 62, containing 6,650 square feet. Also known as 3202 Acton Road and located in the 14th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21703

DATE 9/26/06 ACCOUNT R001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Daniel Blavias

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 140

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
9/27/2006 9/26/2006 14:38:47 1
REG MOD1 WALKIN JRIC JHR
>>RECEIPT # 303547 9/26/2006 OFLN
Dept S 520 ZONING VERIFICATION
CR NO. 021703

Recpt Tot 65.00
65.00 CR 1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #07-140-A

3202 Acton Road
Northeast side Acton Road,
100 feet south centerline
Wilson Avenue
14th Election District

6th Councilmanic District

Legal Owner(s): Daniel M.
and Linda J. Blevins

Variance: To permit an accessory structure (garage) with a height of 16 feet 6 inches in lieu of the required 15 feet.

Hearing: Monday, December 4, 2006 at 11:00 a.m.
in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/201 Nov. '16 116303

CERTIFICATE OF PUBLICATION

11/16/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/16/, 2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 07-140-A

Petitioner/Developer: DANIEL M

AND LINDA BLEVINS

Date of Hearing/Closing: 12-4-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3202 ACTON RD.

The sign(s) were posted on _____

11-13-06

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

11-17-06
(Date)

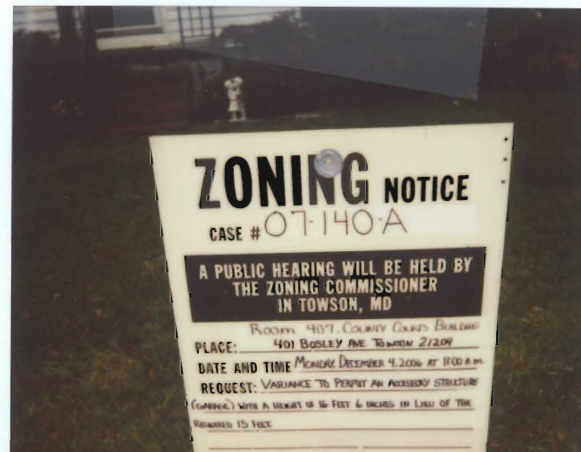
SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222



RE: PETITION FOR VARIANCE * BEFORE THE
3202 Acton Road; NE/S Acton Road, *
100' S c/line Wilson Avenue * ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Daniel & Linda Blevins * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-140-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, Daniel & Linda Blevins, 3202 Acton Road, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

OCT 06 2006

Per *Ker*

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 16, 2006 Issue - Jeffersonian

Please forward billing to:
Daniel M. Blevins
3202 Acton Road
Baltimore, MD 21234

410-663-6504

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-140-A

3202 Acton Road

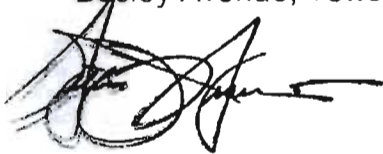
Northeast side Acton Road, 100 feet south centerline Wilson Avenue.

14th Election District – 6th Councilmanic District

Legal Owner(s): Daniel M. and Linda J. Blevins

VARIANCE To permit an accessory structure (garage) with a height of 16 feet 6 inches in lieu of the required 15 feet.

Hearing: Monday, December 4, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, 21204.



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ZONING DESCRIPTION

Zoning Description For 3202 Acton Road

Beginning at a point on the Southwest side of Acton Road, which is 30 feet wide at the distance of 100 ft. south the centerline of the nearest improved intersecting street Wilson Avenue, which is 30 ft. wide. Being Lots # 594 and 595, Section "B" in the subdivision of Glenhaven as recorded in Baltimore County Plat Book #07, Folio# 62, containing 6,650 square feet. Also known as 3202 Acton Road and located in the 14th Election District, 6th Councilmanic District.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 3, 2006
TIMOTHY KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-140-A

3202 Acton Road

Northeast side Acton Road, 100 feet south centerline Wilson Avenue.

14th Election District – 6th Councilmanic District

Legal Owner(s): Daniel M. and Linda J. Blevins

VARIANCE To permit an accessory structure (garage) with a height of 16 feet 6 inches in lieu of the required 15 feet.

Hearing: Monday, December 4, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, 21204.

Timothy Kotroco
Director

TK:amf

C: Daniel M. Blevins Linda J. Blevins 3202 Acton Road Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 17, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-140-A

Petitioner: DANIEL M. & LINDA J. BLEVINS

Address or Location: 3202 ACTON ROAD

PLEASE FORWARD ADVERTISING BILL TO:

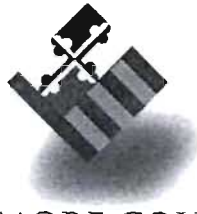
Name: DANIEL M. BLEVINS

Address: 3202 ACTON ROAD

BALTIMORE, MARYLAND 21234

Telephone Number: (410) 663-6504

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 29, 2006

Daniel M. Blevins
Linda J. Blevins
3202 Acton Road
Baltimore, MD 21234

Dear Mr. and Mrs. Blevins:

RE: Case Number: 07-140-A, 3203 Acton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
4,20064, 2006, 2006
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 131 and 135 through 144

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: October 4, 2006

FROM: ^{DK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2006
Item Nos. 07-131, 135, 136, 137, 138,
139, 140, 141, 142, 143, and 144

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-10042006.doc

jm 12/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 11, 2006

OCT 13 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: 7-140 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 16.6 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Laurie Hay

Section Chief:

Yvonne T. Johnson

AFK/LL: CM

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 10, 2006

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

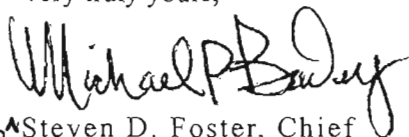
RE: Baltimore County
Item No. 07-140-A
3202 ACTON ROAD
BLEVINS PROPERTY
VARIANCE - ACCESSORY
STRUCTURE (GARAGE)

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-140-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For [^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



September 25, 2006

Baltimore County
Department of Permits and
Development Management
Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administration Variance for garage
3202 Acton Road
Baltimore, Maryland 21234

Dear Mr. Zoning Commissioner,

As the current homeowner of the above referenced address, we are requesting a variance from Section 400.3 of the Baltimore County Zoning Regulations to allow the approximate height of the additional portion of the current accessory structure (proposed garage) of 16'-6" in lieu of the permitted 15'-0". We currently have a building permit (#B641511) to construct the present accessory building (garage) with a height of 15'-0" as shown in the attached photos, along with a permit (#B641510) to raze the existing garage to accommodate the additional portion of the permitted accessory structure (garage). The additional portion of the garage will utilize the existing garage foundation and concrete slab.

The request for this variance is to accommodate the required door opening height of 13'-6" which will allow the storage of our recently purchased boat and trailer. The boat was purchased with electronics of which included a dome for the radar mounted on the hardtop. The distance from the top of the dome to the ground measures 13'-3" which allows only 3" of clearance for the door opening. I have purchased pre-fab trusses with 12 to 3 pitch, which is the flattest pitch allowed by building code which has a measured height of 3'-0". This will minimize the height of the accessory structure (proposed garage) to be approximately 16'-6" total height.

I have previously investigated the surrounding neighborhood for similar accessory structures. Attached are photos with a location map showing the accessory structure that have been constructed that do not meet the permitted zoning regulations per Section 400.3. Also, I have explained to the adjacent neighbors of my intent and attached a copy of the letter showing the adjacent neighbors not having any objections to the accessory structure.

Therefore, we are requesting a variance of approximately 1'-6" which will keep in harmony with the surrounding neighborhood. If you should have any questions or need any additional information concerning this approval, please contact me at (410) 905-0778.

Sincerely,

A handwritten signature in black ink that reads "Daniel M. Blevins". The signature is written in a cursive, flowing style.

Daniel M. Blevins
3202 Acton Road
Baltimore, Maryland 21234

September 16, 2006

**Re: Daniel M. and Linda J. Blevins
3202 Acton Road
Baltimore, Maryland 21234**

We the undersigned, as adjacent property owners to the above-referenced property, understand the present owners are requesting an Administrative Variance to allow a portion of the accessory structure (detached garage) to be 16'-6" in height (1'-6" higher) in lieu of the 15'-0" as permitted by Section 400 of the Baltimore County Zoning Regulations.

We have no objections to this Administrative Variance and feel the request is in keeping with the harmony of the surrounding neighborhood.

<u>Name</u>	<u>Address</u>
1. <u>Stuart F. Fennebold</u>	<u>3200 Acton Rd. Baltimore, Md.</u>
2. <u>William M. Connelly</u>	<u>3204 Acton Rd Baltimore Md</u>
3. <u>Maria Benson</u>	<u>3210 Acton Rd Balt. MD</u>
4. <u>Eugene A. Benson</u>	<u>" " " " "</u>
5. <u>Betty Heiliger</u>	<u>3209 acton Rd Balt Md</u>
6. <u>James Bay</u>	<u>3133 Acton Rd.</u>
7. <u>Irvin I. Saph</u>	<u>3201 Acton Rd.</u>
8. <u>Olga Morodovics</u>	<u>3203 Acton Rd.</u>
9. <u>M.A. Lease</u>	<u>3207 1/2 Acton Rd</u>
10. <u>Rose Seale</u>	<u>3208 Acton Rd.</u>
11. <u>Ben Kilburg</u>	<u>3136 Acton Rd.</u>
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

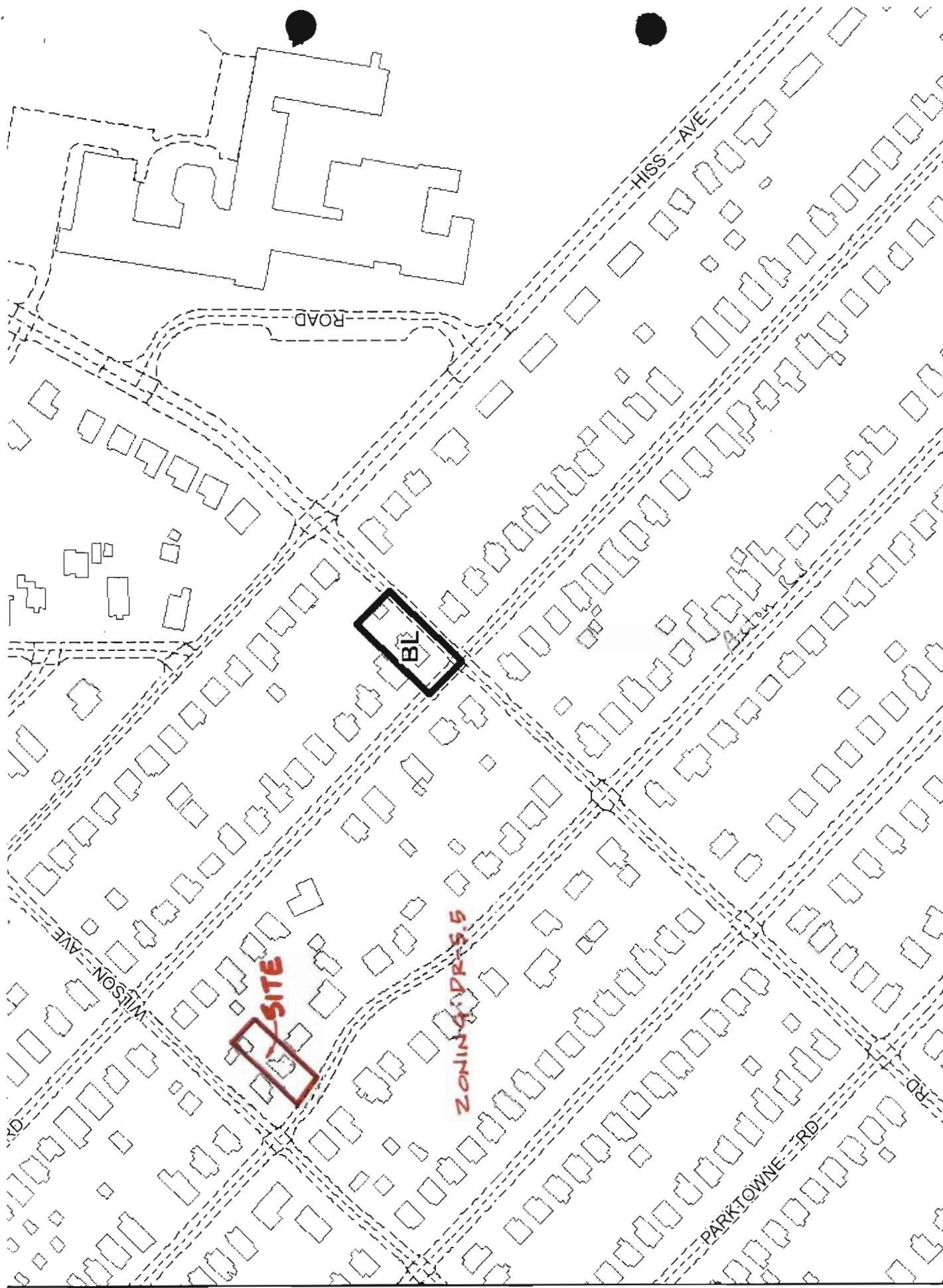
September 16, 2006

Re: Daniel M. and Linda J. Blevins
3202 Acton Road
Baltimore, Maryland 21234

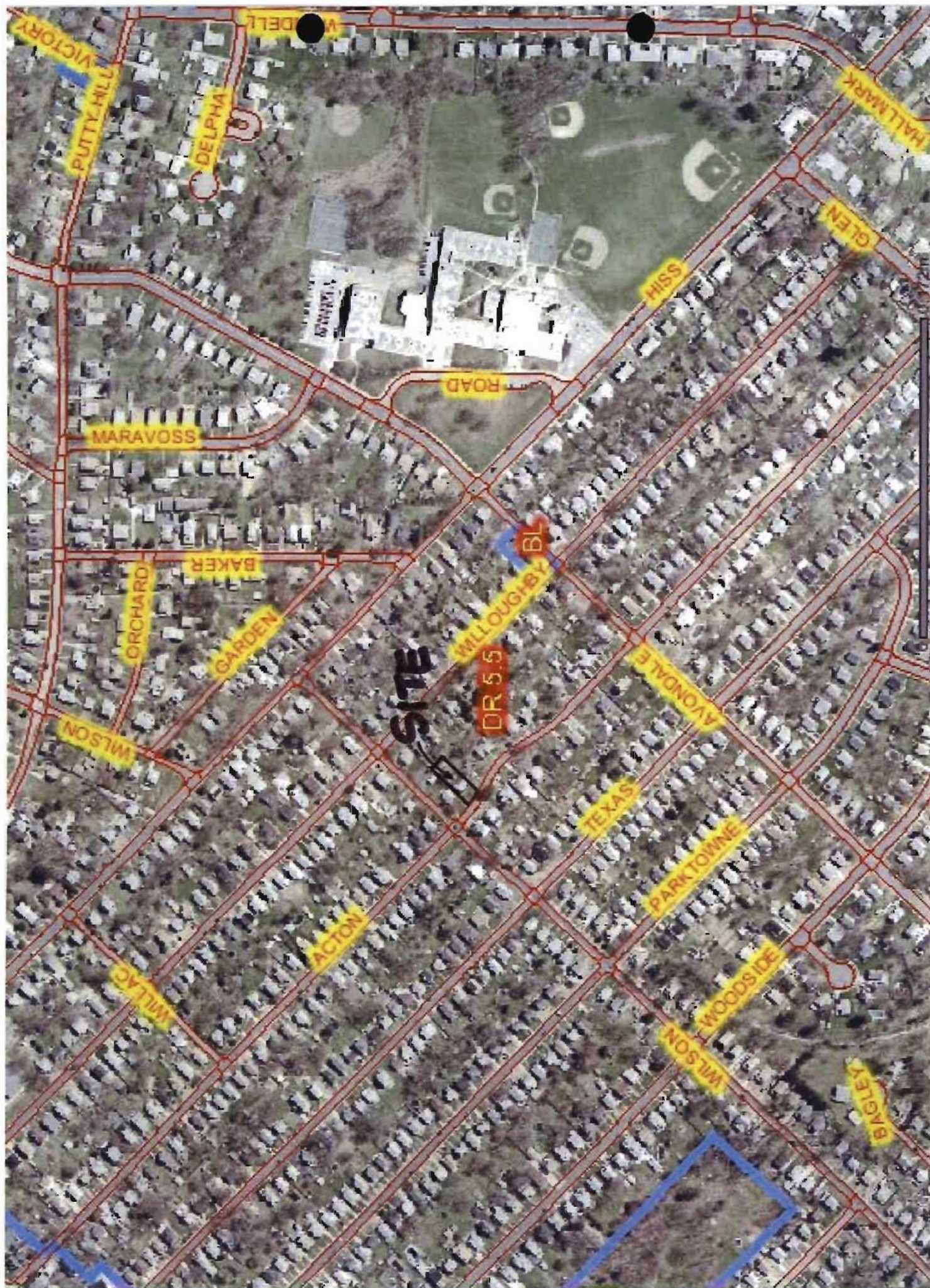
We the undersigned, as adjacent property owners to the above-referenced property, understand the present owners are requesting an Administrative Variance to allow a portion of the accessory structure (detached garage) to be 16'-6" in height (1'-6" higher) in lieu of the 15'-0" as permitted by Section 400 of the Baltimore County Zoning Regulations.

We have no objections to this Administrative Variance and feel the request is in keeping with the harmony of the surrounding neighborhood.

<u>Name</u>	<u>Address</u>
1. <u>Stuart F. Fennebold</u>	<u>3200 Acton Rd. Baltimore, Md.</u>
2. <u>William M. Connelly</u>	<u>3204 Acton Rd Baltimore Md</u>
3. <u>Maria Benson</u>	<u>3210 Acton Rd Balt MD</u>
4. <u>Eugene A. Benson</u>	<u>" " " " "</u>
5. <u>Peggy Feiliger</u>	<u>3209 acton Rd Balt MD</u>
6. <u>James Day</u>	<u>3133 Acton Rd.</u>
7. <u>Timothy S. S. S. S.</u>	<u>3201 Acton Rd.</u>
8. <u>Olga Horodowicz</u>	<u>3203 Acton Rd.</u>
9. <u>M. A. Leese</u>	<u>3207 1/2 Acton Rd</u>
10. <u>Rose Seale</u>	<u>3208 Acton Rd.</u>
11. <u>Ben Kilburg</u>	<u>3136 Acton Rd.</u>
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



ZONING MAP #08181



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Account Identifier: District - 14 Account Number - 1406010025

Owner Information

Owner Name: FENNEKOHL STUART F Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3200 ACTON RD Deed Reference: 1) /24298/ 85
BALTIMORE MD 21234-4715 2)

Location & Structure Information

Premises Address								Legal Description	
3200 ACTON RD								LTS 592,593 3200 ACTON RD GLEN HAVEN	
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	3	728			B		592	3	7/ 62
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
1951				1,152 SF		7,000.00 SF		04	
Stories		Basement		Type				Exterior	
1 1/2		YES		STANDARD UNIT				SIDING	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2006	07/01/2007
Land:	32,000	61,000		
Improvements:	84,380	109,980		
Total:	116,380	170,980	134,580	152,780
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FENNEKOHL STUART F	Date:	08/14/2006	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/24298/ 85	Deed2:	
Seller:	LAND RECORD HOLD ING CO	Date:	12/14/1950	Price:	\$9,000
Type:	IMPROVED ARMS-LENGTH	Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1413022050

Owner Information

Owner Name: MCCOMISKEY WILLIAM A Use: RESIDENTIAL
 MCCOMISKEY ANN M
 Principal Residence: YES
 Mailing Address: 3204 ACTON RD Deed Reference: 1) /10790/ 297
 BALTIMORE MD 21234-4715 2)

Location & Structure Information

Premises Address

3204 ACTON RD

Legal Description

LT 596,597
 3204 ACTION RD
 GLEN HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
81	3	728			B		596	3	7/ 62

Special Tax Areas

**Town
Ad Valorem
Tax Class**

Primary Structure Built
1951

Enclosed Area
1,129 SF

Property Land Area
6,200.00 SF

County Use
04

Stories
1 1/2

Basement
YES

Type
STANDARD UNIT

Exterior
BRICK

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	31,200	60,200		
Improvements:	81,120	107,070		
Total:	112,320	167,270	130,636	148,952
Preferential Land:	0	0	0	0

Transfer Information

Seller: PARRY MARK F	Date: 10/13/1994	Price: \$120,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10790/ 297	Deed2:
Seller: MAGGIO FRANCES	Date: 10/24/1986	Price: \$89,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7304/ 751	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1416003590

Owner Information

Owner Name: BENSON EUGENE A
 BENSON MARIA V
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3210 ACTON RD
 BALTIMORE MD 21234-4715
Deed Reference: 1) / 7380/ 148
 2)

Location & Structure Information

Premises Address 3210 ACTON RD								Legal Description LT 605,606 GLENHAVEN		
Map 81	Grid 3	Parcel 728	Sub District	Subdivision	Section B	Block	Lot 605	Assessment Area 3	Plat No: Plat Ref:	7/ 62
Special Tax Areas				Town Ad Valorem Tax Class						
Primary Structure Built 1953				Enclosed Area 1,170 SF		Property Land Area 6,450.00 SF			County Use 04	
Stories 1 1/2		Basement YES		Type STANDARD UNIT				Exterior STUCCO		

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		As Of	As Of	As Of
Land:	31,450	01/01/2006	07/01/2006	07/01/2007
Improvements:	82,610	60,450		
Total:	114,060	107,990		
Preferential Land:	0	168,440	132,186	150,312
		0	0	0

Transfer Information

Seller: LEVERTON BRIAN S
Type: IMPROVED ARMS-LENGTH
Date: 01/08/1987
Deed1: / 7380/ 148
Price: \$75,900
Deed2:
Seller:
Type:
Date:
Deed1:
Price:
Deed2:
Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1419076910

Owner Information

Owner Name: FREEBERGER BARRY
 DILLION-FREEBERGER VIRGINIA
 Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 3209 ACTON RD
 BALTIMORE MD 21234-4714
 Deed Reference: 1) /20665/ 190
 2)

Location & Structure Information

Premises Address
 3209 ACTON RD

Legal Description
 LT 680 PT 679 .19 A
 3209 ACTON RD
 GLENHAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	3	728			B		680	3		7/ 62

Special Tax Areas

Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,080 SF	8,276.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments As Of	Value As Of
Land:	32,310	01/01/2006	07/01/2006	07/01/2007
Improvements:	93,060	62,060		
Total:	125,370	123,700		
Preferential Land:	0	185,760	145,500	165,630
		0	0	0

Transfer Information

Seller:	Date:	Price:
FREEBERGER BARRY	09/09/2004	\$0
Type: NOT ARMS-LENGTH	Deed1: /20665/ 190	Deed2:
Seller: KRUSNIEWSKI STEVEN R	Date: 07/23/2002	Price: \$139,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16637/ 496	Deed2:
Seller: FUGATE KEVIN J	Date: 03/03/1995	Price: \$100,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10960/ 419	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1412001626

Owner Information

Owner Name: GAY JAMES
 GAY TAMMY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3133 ACTON RD
 BALTIMORE MD 21234-4712
Deed Reference: 1) /23143/ 641
 2)

Location & Structure Information

Premises Address

3133 ACTON RD

Legal Description

LT 359,360,361PT 358
 3133 ACTION RD
 GLEN HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	2	24			A		359	3		7/ 56

Special Tax Areas

**Town
 Ad Valorem
 Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,734 SF	15,900.00 SF	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	34,220	63,970		
Improvements:	141,800	190,230		
Total:	176,020	254,200	202,080	228,140
Preferential Land:	0	0	0	0

Transfer Information

Seller: HASLBECK ROBERT	Date: 12/29/2005	Price: \$148,746
Type: NOT ARMS-LENGTH	Deed1: /23143/ 641	Deed2:
Seller: LANGIS RONALD G	Date: 04/13/1999	Price: \$125,000
Type: NOT ARMS-LENGTH	Deed1: /13671/ 142	Deed2:
Seller: LANGIS ROLAND E & GILBERT	Date: 12/22/1970	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5153/ 375	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1419000150

Owner Information

Owner Name: SAPAK FRANCIS T
 SAPAK HELEN G
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3201 ACTON RD
 BALTIMORE MD 21234-4714
Deed Reference: 1) /22196/ 133
 2)

Location & Structure Information

Premises Address

3201 ACTON RD

Legal Description

LT 670,671
 3201 ACTON RD
 GLEN HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	3	728		B			670	3		7/ 62

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,170 SF	6,720.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	31,720	60,720		
Improvements:	75,630	100,150		
Total:	107,350	160,870	125,190	143,030
Preferential Land:	0	0	0	0

Transfer Information

Seller: SAPAK FRANCIS T	Date: 07/15/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /22196/ 133	Deed2:
Seller: SAPAK FRANCIS T	Date: 01/17/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14924/ 127	Deed2:
Seller: WHEELER MICHAEL J	Date: 11/21/1951	Price: \$8,500
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1419053040

Owner Information

Owner Name: HORODOWICZ KONSTANTY
 HORODOWICZ OLGA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3203 ACTON RD
 BALTIMORE MD 21234-4714
Deed Reference: 1) / 5951/ 348
 2)

Location & Structure Information

Premises Address

3203 ACTON RD

Legal Description

LT 672,673 PT 674
 GLENHAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	3	728			B		672	3		7/ 62

Special Tax Areas

**Town
 Ad Valorem
 Tax Class**

Primary Structure Built

1950

Enclosed Area

1,671 SF

Property Land Area

9,555.00 SF

County Use

04

Stories

1 1/2

Basement

YES

Type

STANDARD UNIT

Exterior

SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	32,630	62,380		
Improvements:	106,940	141,140		
Total:	139,570	203,520	160,886	182,202
Preferential Land:	0	0	0	0

Transfer Information

Seller: SMITH CLEMENT S	Date: 10/26/1978	Price: \$51,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5951/ 348	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1412003430

Owner Information

Owner Name: LEASE MARK A
 LEASE SUSAN C
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3207H ACTON RD
 BALTIMORE MD 21234
Deed Reference: 1) / 7027/ 845
 2)

Location & Structure Information

Premises Address
 3207 H ACTON RD

Legal Description
 PT LT 678
 GLENHAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	3	728			B		678	3		7/ 62

Special Tax Areas

**Town
 Ad Valorem
 Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1985	1,512 SF	9,918.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	07/01/2006	07/01/2007
Land:	32,720	62,470		
Improvements:	108,340	128,770		
Total:	141,060	191,240	157,786	174,512
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOOPER W DONALD,SR	Date: 10/04/1985	Price: \$74,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7027/ 845	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 14 Account Number - 1404085075

Owner Information

Owner Name: BEALL RONALD B Use: RESIDENTIAL
 BEALL ROSELIN C
 Principal Residence: YES
 Mailing Address: 3208 ACTON RD Deed Reference: 1) /13845/ 317
 BALTIMORE MD 21234-4715 2)

Location & Structure Information

Premises Address
 3208 ACTON RD

Legal Description
 LT 603,604 PT 602
 3208 ACTON RD
 GLEN HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	3	728			B		603	3	Plat Ref: 7/ 62
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
1954				1,735 SF	7,020.00 SF			04	
Stories		Basement		Type				Exterior	
1 1/2		YES		STANDARD UNIT				BRICK	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2006	07/01/2007
Land:	32,000	61,020		
Improvements:	106,600	143,010		
Total:	138,600	204,030	160,410	182,220
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BEALL RONALD B	Date:	06/23/1999	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/13845/ 317	Deed2:	
Seller:	DWAYER ANNA B	Date:	04/13/1999	Price:	\$125,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/13670/ 266	Deed2:	
Seller:	DWAYER ANNA B	Date:	04/28/1983	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 6518/ 691	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

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BALTIMORE COUNTY
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Account Identifier: District - 14 Account Number - 1410045025

Owner Information

Owner Name: KILBURG BENJAMIN J

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 3136 ACTON RD
 BALTIMORE MD 21234-4713

Deed Reference: 1) /21004/ 514
 2)

Location & Structure Information

Premises Address

3136 ACTON RD

Legal Description

LT 295,296
 3136 ACTON RD
 GLEN HAVEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
81	2	24			A		295	3		7/ 56

Special Tax Areas

**Town
 Ad Valorem
 Tax Class**

Primary Structure Built
 1942

Enclosed Area
 1,293 SF

Property Land Area
 9,108.00 SF

County Use
 04

Stories
 1 1/2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	32,520	62,270		
Improvements:	95,100	125,190		
Total:	127,620	187,460	147,566	167,512
Preferential Land:	0	0	0	0

Transfer Information

Seller: LAUDERBAUGH MICHELLE LYNN	Date: 11/18/2004	Price: \$160,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21004/ 514	Deed2:
Seller: JOINER ELEANOR M TRUSTEE	Date: 12/20/2001	Price: \$130,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15884/ 462	Deed2:
Seller: JOINER ELEANOR	Date: 05/23/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15228/ 465	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

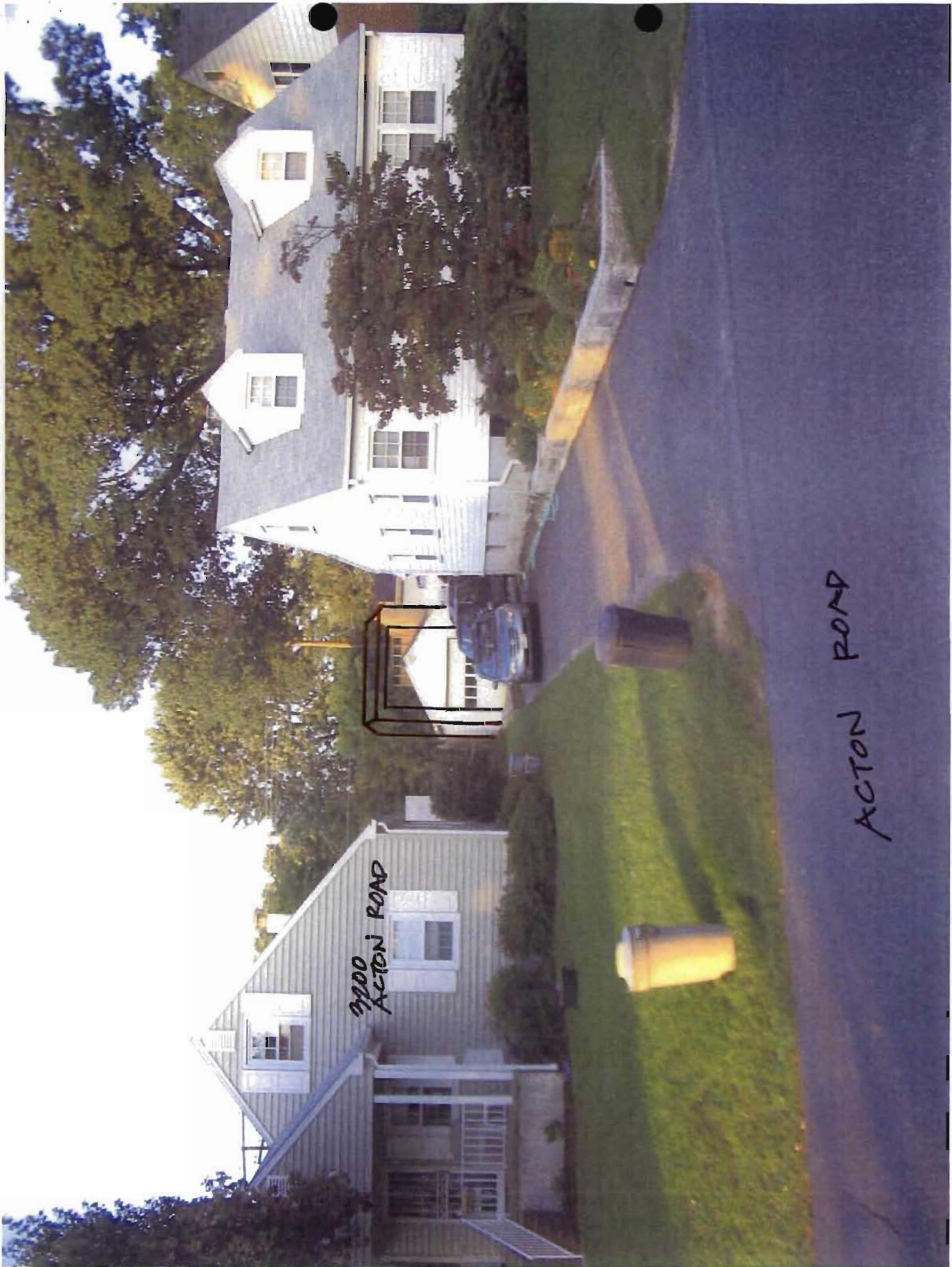
* NONE *

EXHIBIT 'A'





LOOKING FROM FRONT CORNER OF DWELLING OF 3204 ACTON ROAD



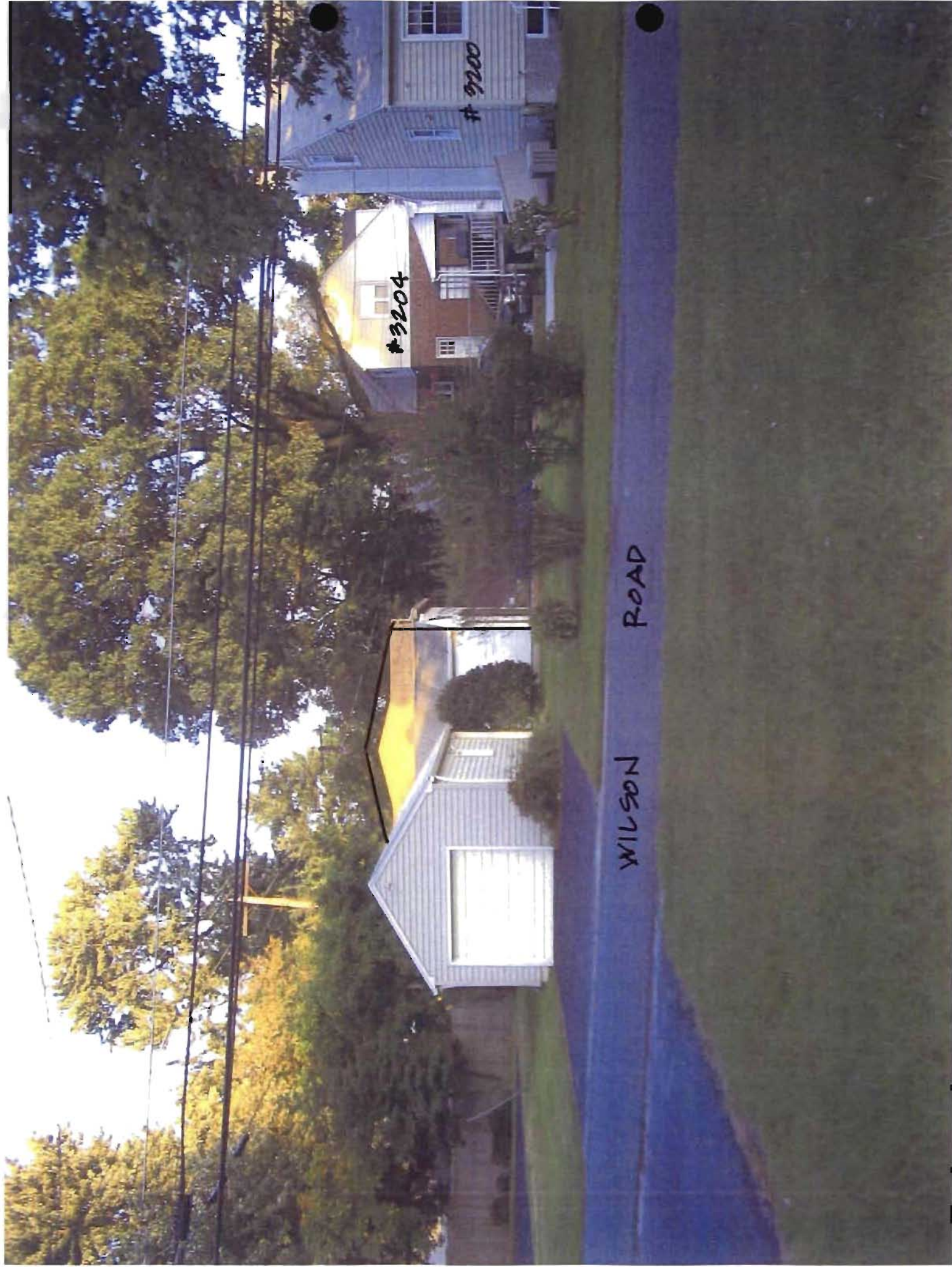
3200
ACTION ROAD

ACTION ROAD

LOOKING ACROSS ACTION ROAD FROM 3201 ACTION ROAD



LOOKING ACROSS 3200 ACTION ROAD

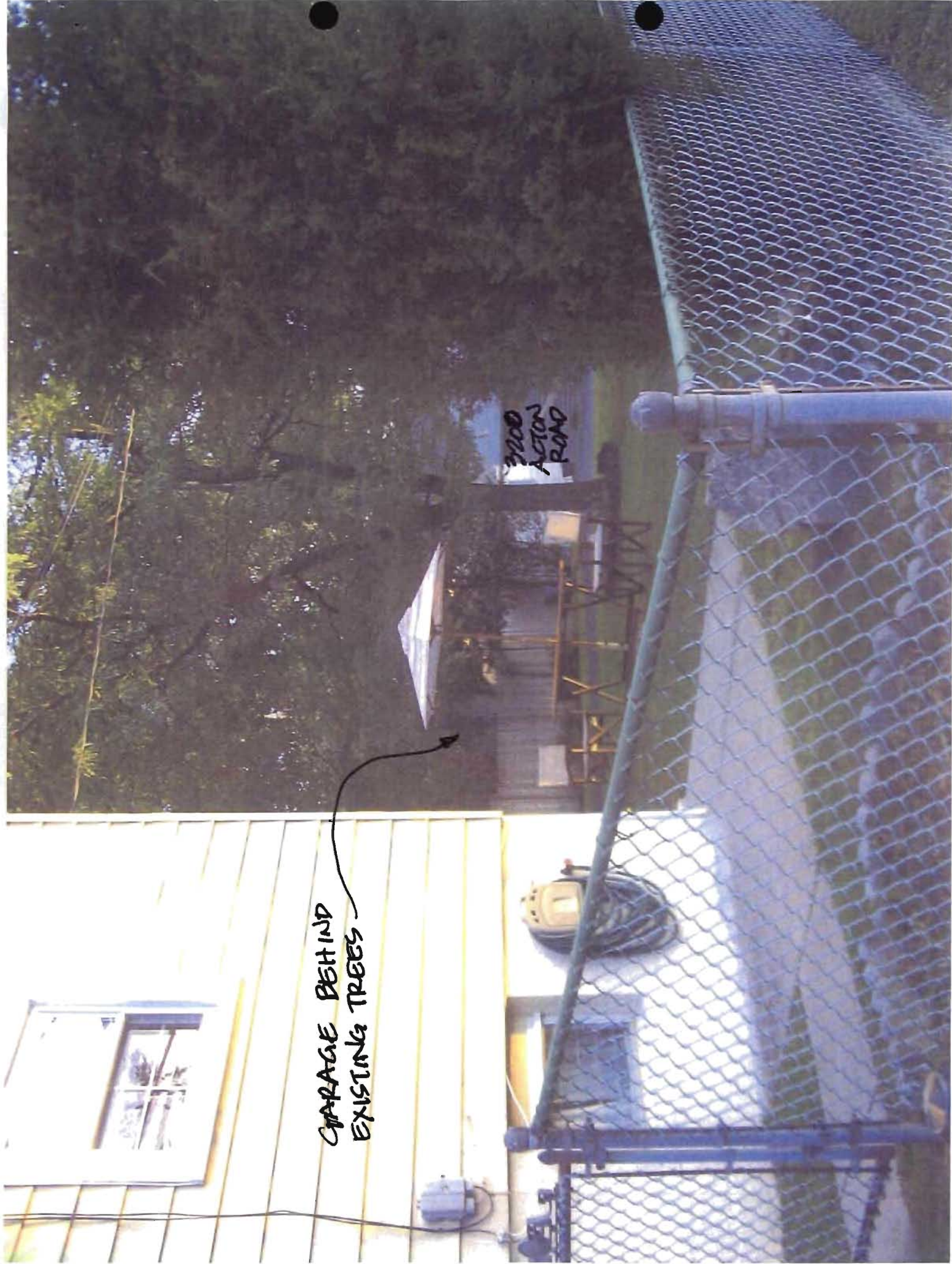


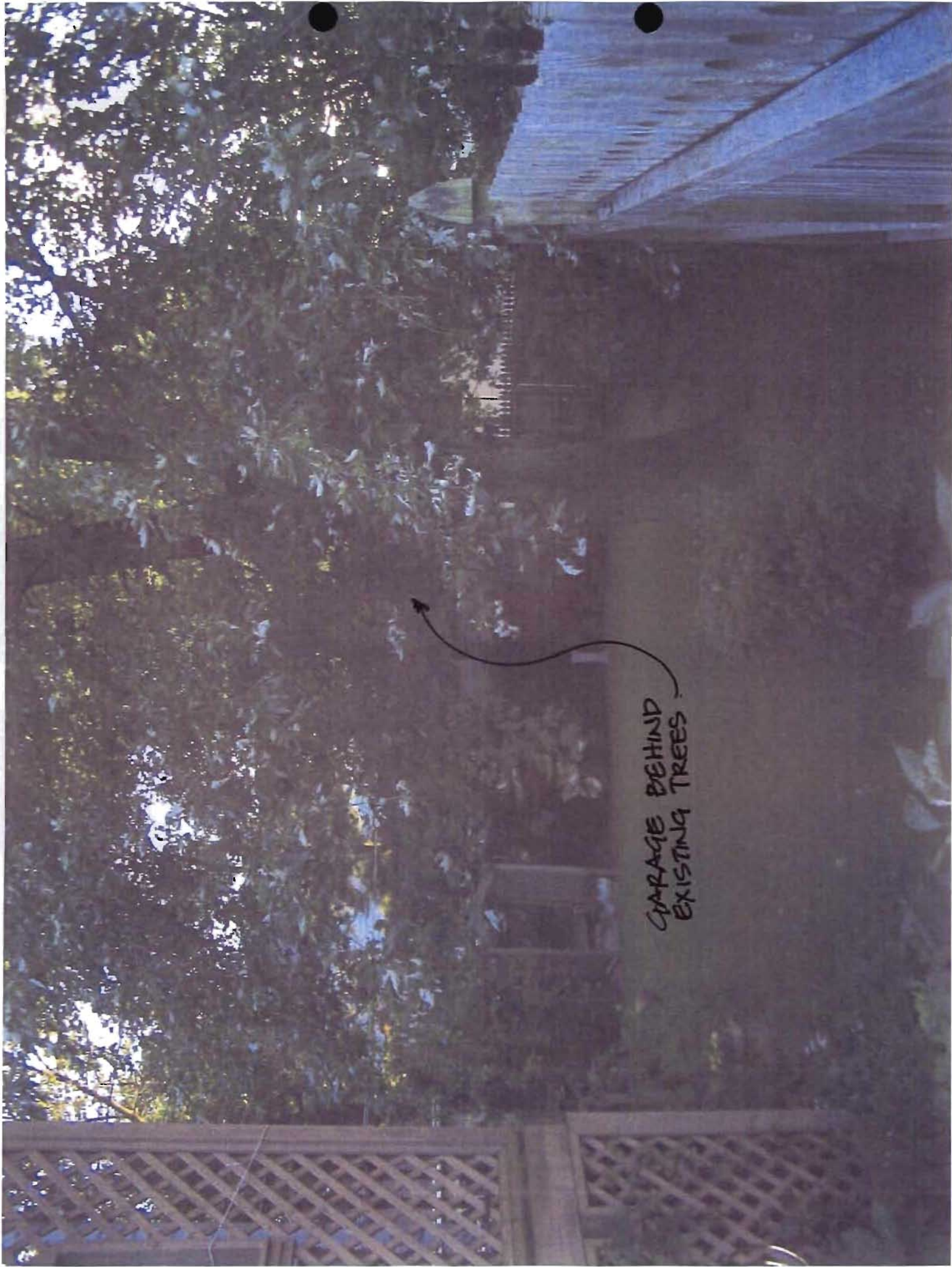
LOOKING FROM 31316 ACTON ROAD ACROSS WILSON ROAD @ 3200 ACTON ROAD

GARAGE BEHIND
EXISTING TREES

3200
ACTION
ROAD

LOOKING FROM 3201 WILLOUGHBY ROAD





GARAGE BEHIND
EXISTING TREES

LOOKING ACROSS BACKYARD OF 3209 WILLOUGHBY ROAD (DIRECTLY BEHIND 3202 ACTON RD.)

EXHIBIT 'B'



SEE GRID E4
1 VALLES CT
2 COMAEST CT

21234

SEE GRID E5
1 SUNNYVALE CT
2 GROVEVIEW CT
3 HOLLOW ROCK
4 WILLOWVIEW CT
5 FORGOTTEN CT

21234

3202 ACTON ROAD

BALTIMORE

FULLERTON

WHITE MARSH
RETAIL CENTER

WHITE MARSH

WHITE MARSH

WHITE MARSH

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OVER 15'-0" HT. & SAME SF. OF EX. DWELLING

PHOTO #1

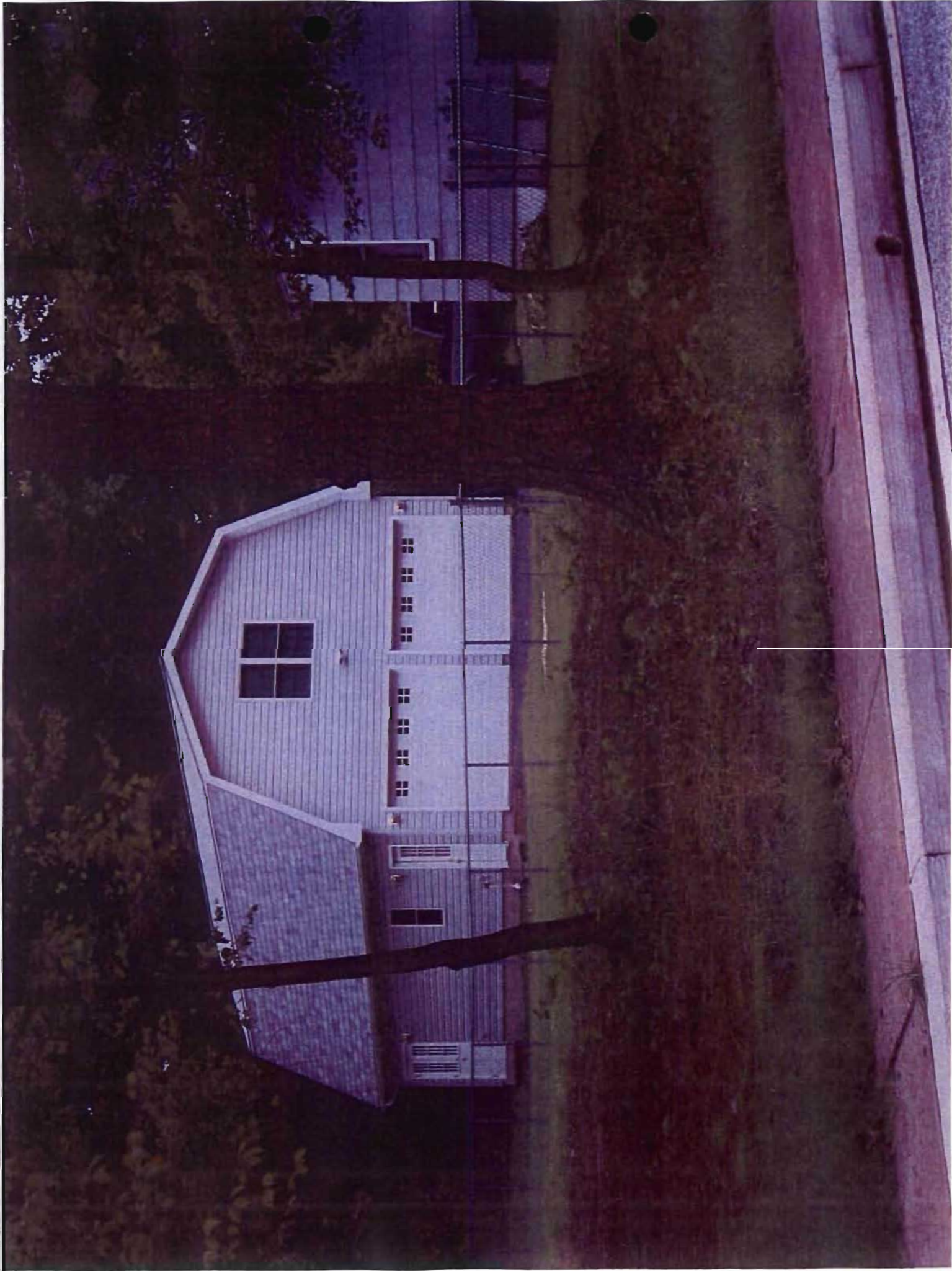


PHOTO #1



PHOTO #2

OVER 15'-0" HT.



PHOTO #2

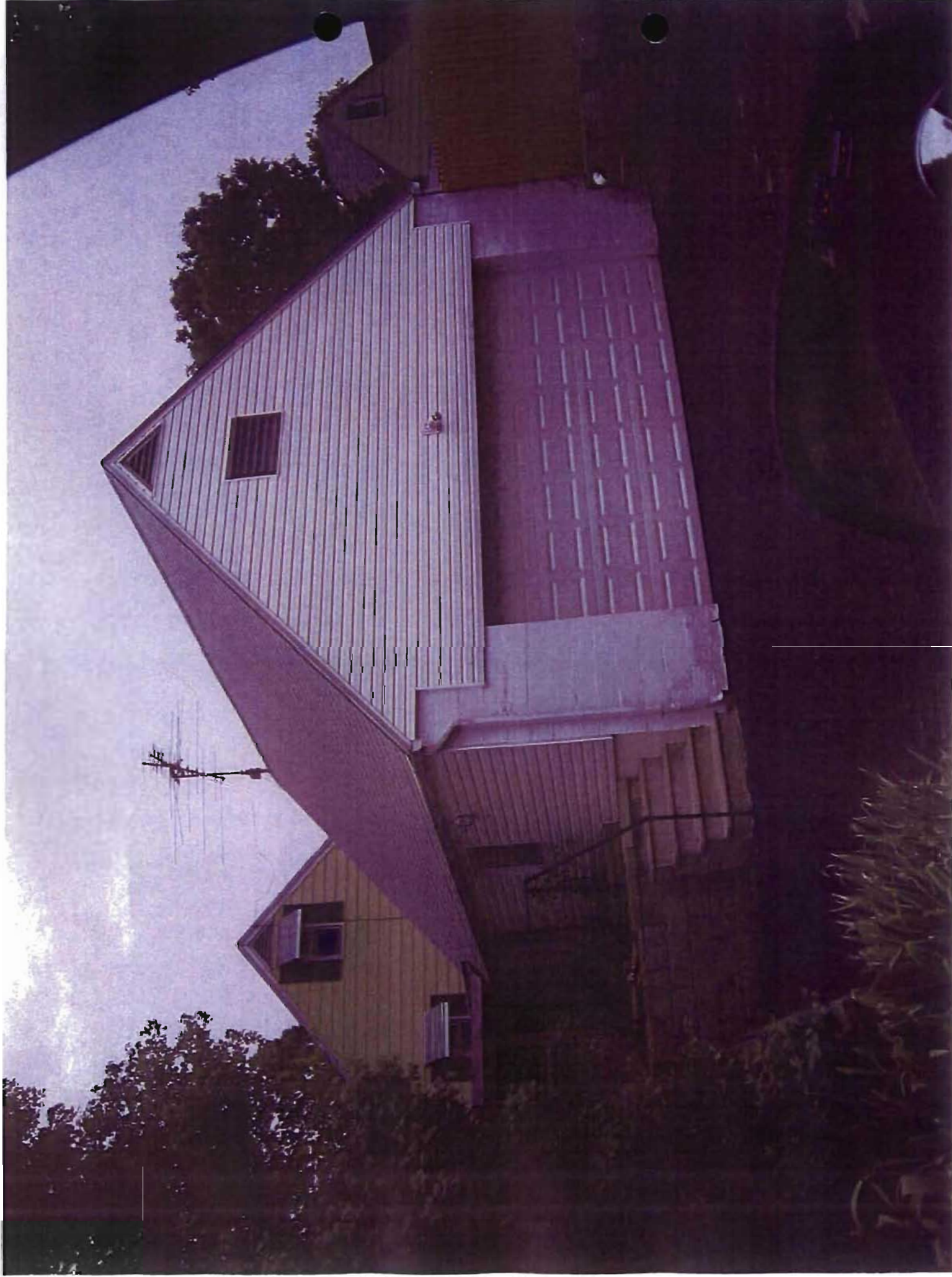


PHOTO #3

OVER 15'-0" HT. & SAME SF. OF EX. DWELLING



LARGER PT. OF EX. DWELLING

PHOTO #4



OVER 15'-0" HT.

PHOTO #5



PHOTO #5



LARGER OF EX. DWELLING

PHOTO #6



LARGER SF. OF EX. DWELING



PHOTO #7



SAME ST. OF EX. DWELLING

PHOTO # 8

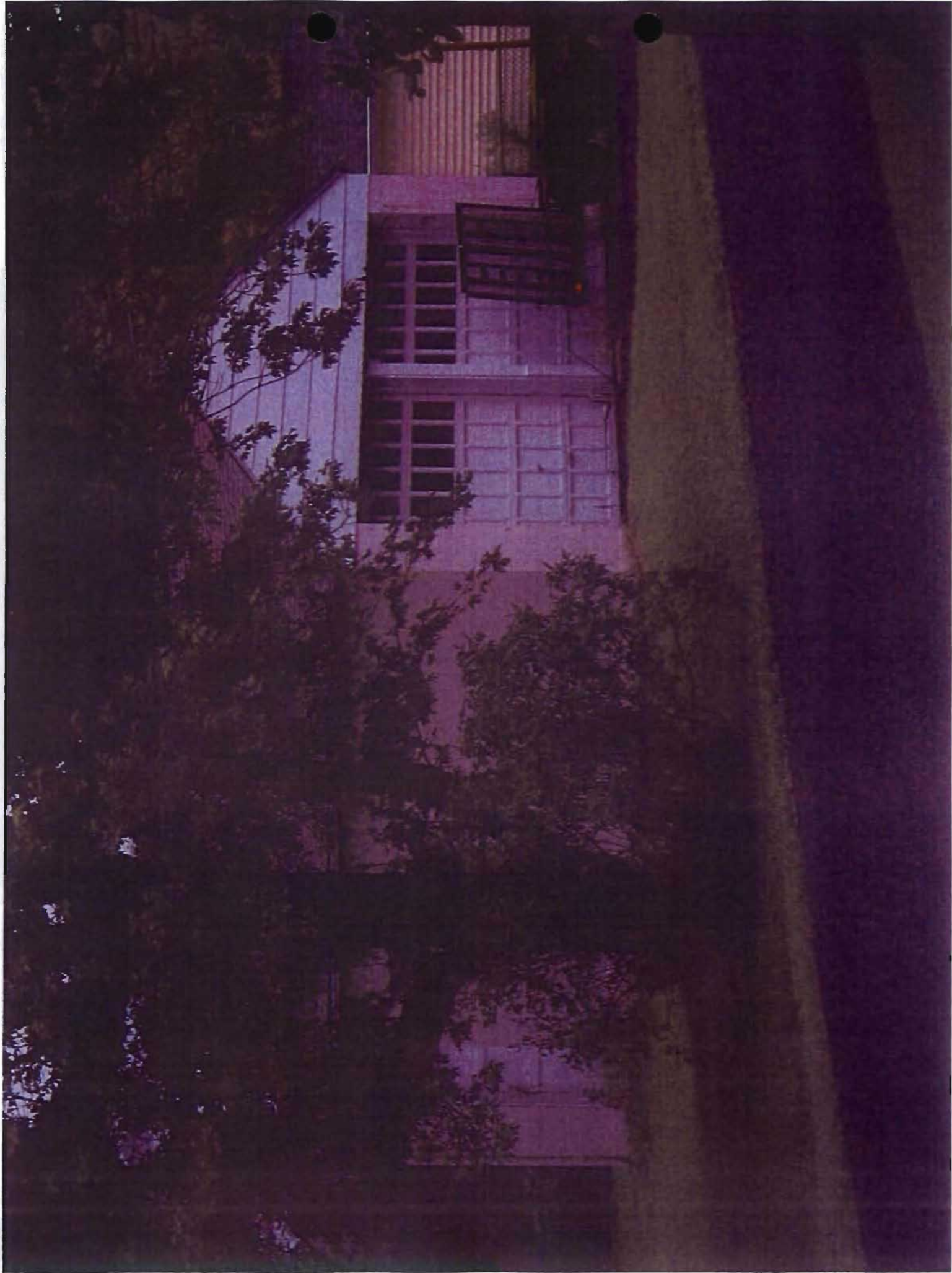


Photo #8



OVER 15'-0" HT. & SAME SF. OF EX. DWELLING

PHOTO #9

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
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Linda Blevins 3202 Astor Road David M Blevins 3202 Astor Road Bruce Shapiro Esq 15 W. Hylesburg Rd. #300 Parkville, MD 21234 Parkville, MD 21234 Thurman, MD 21093 Bruce Shapiro Esq.	 Daniel Blevins Project Engineer WHITNEY BAILEY COX MAGNANI 849 Fairmount Avenue • Suite 100 • Baltimore, MD 21286 P 410.512.4500 D 410.512.4632 E dblevins@wbcm.com F 410.324.4100 www.wbcm.com ENGINEERS ARCHITECTS PLANNERS SURVEYORS
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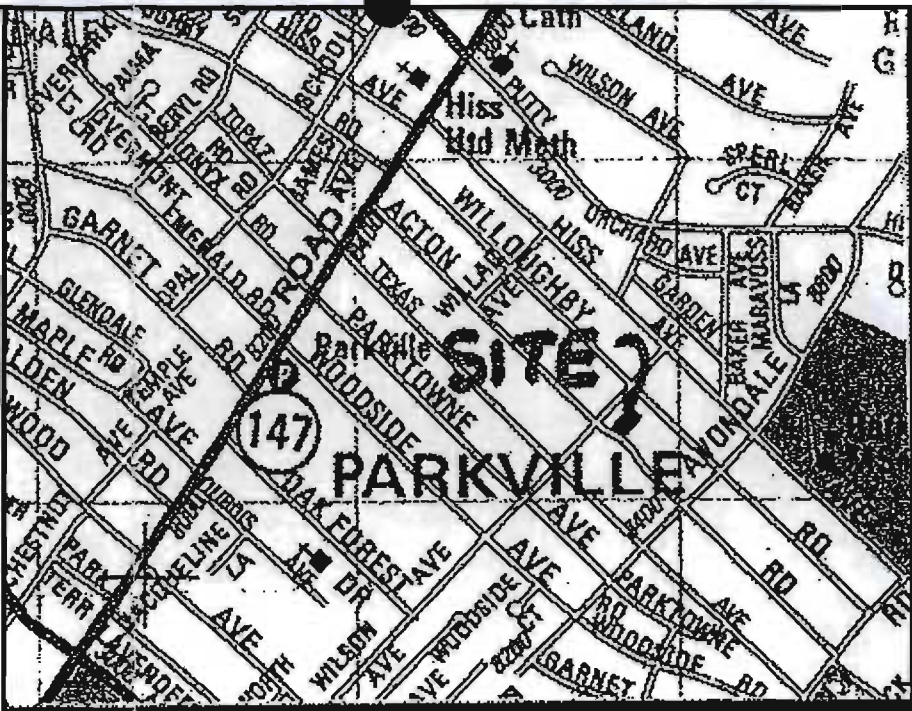
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 3202 ACTON ROAD
BALTIMORE COUNTY, MARYLAND 21234

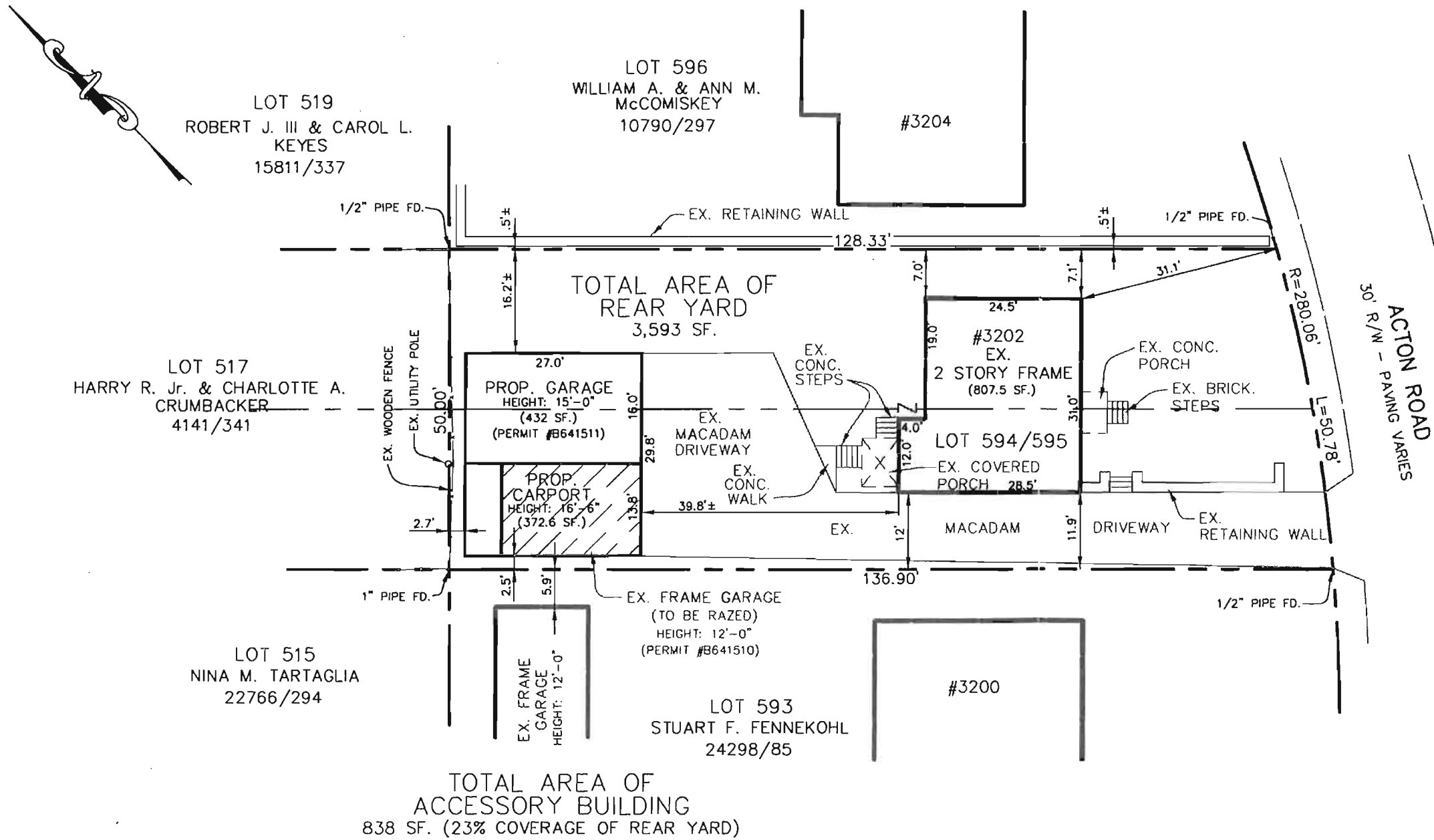
SUBDIVISION NAME: GLENHAVEN

PLAT BOOK # 07 FOLIO # 62 LOT # 594 & 595 SECTION # B

OWNER: BLEVINS, DANIEL M. & LINDA J.
DEED REF. 22994/102
TAX ACCT. #1411017245
TAX MAP 81, PARCEL 728



VICINITY MAP
SCALE: 1"=1000'



LOCATION INFORMATION

ELECTION DISTRICT: 14th
COUNCILMANIC DISTRICT: 6th
1"=200' SCALE MAP# 081B1
ZONING: DR-5.5
LOT SIZE: 0.16 ACREAGE 6,863 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	☒	☐

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM#	CASE#
BH	140	07-140-A

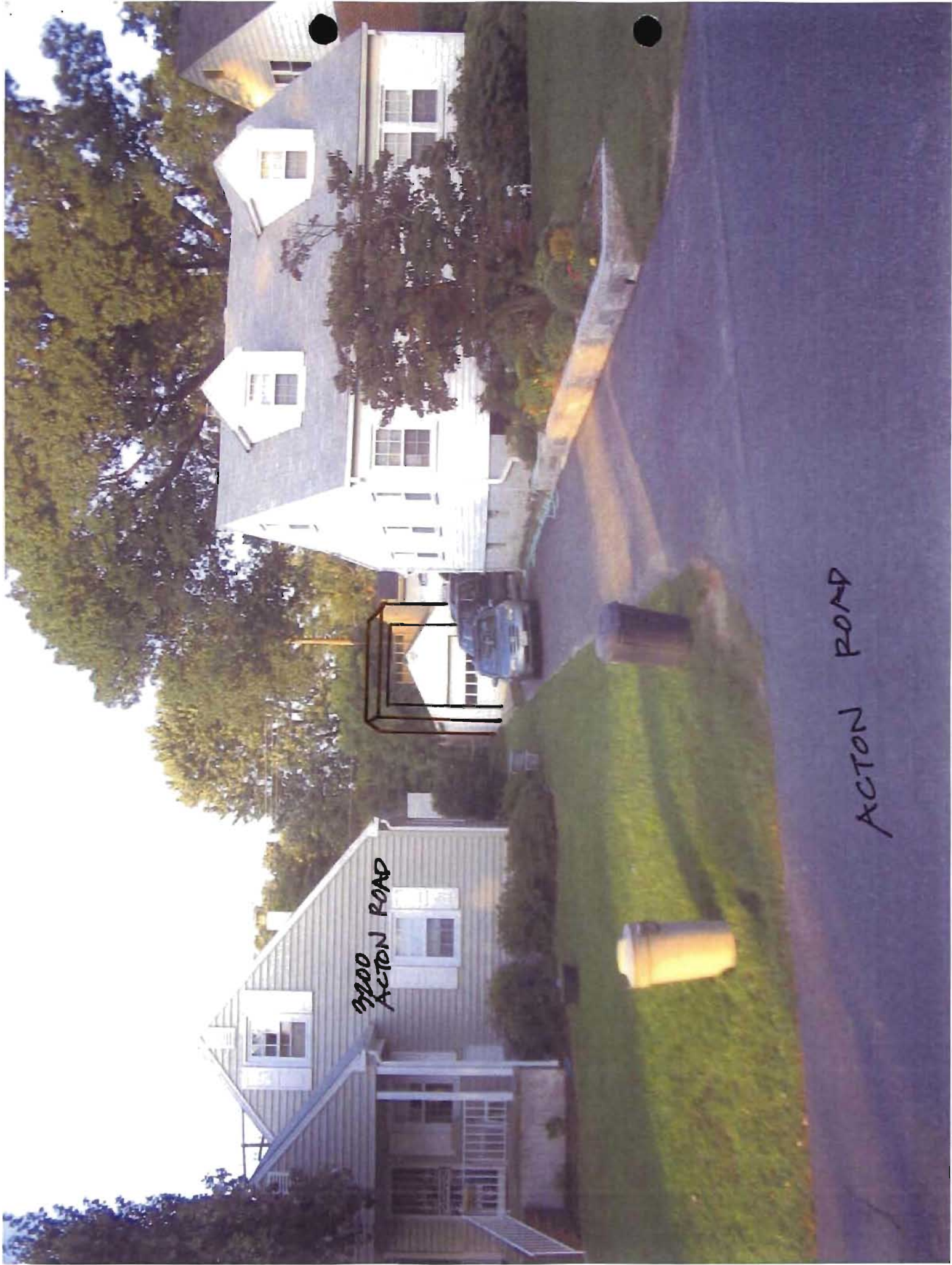
REVIEWED BY:	ITEM#	CASE#
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#140 9/2



LOOKING FROM FRONT CORNER OF DWELLING OF 3204 ACTON ROAD



3200
ACTON ROAD

ACTON ROAD

LOOKING ACROSS ACTON ROAD FROM 3201 ACTON ROAD

#140



LOOKING ACROSS 3200 ACTION ROAD



LOOKING FROM 3136 ACTON ROAD ACROSS WILSON ROAD & 3200 ACTON ROAD



GARAGE BEHIND
EXISTING TREES

3200
ACTION
ROAD

LOOKING FROM 3201 WILLOUGHBY ROAD

#140



GARAGE BEHIND
EXISTING TREES

LOOKING ACROSS BACKYARD OF 3209 WILLoughBY ROAD (DIRECTLY BEHIND 3202 ACTON RD.)
8/14/00